



City of Dayton

City Plan Board

Minute Record Summary

January 10, 2017

4:30 P.M.

Training Room, City Hall
101 W. Third Street, Dayton, Ohio

Members Present: Mr. Greg Scott, Mr. Matt Sauer, Mr. Richard Wright, Mr. Jeff Payne,
Ms. Beverly Pendergast, Mr. David Bohardt, Ms. Geraldine Pegues

Members Absent: None

Mr. Scott called the meeting to order at 4:30 P.M. A motion was made and carried to approve the December 13, 2016, meeting minutes.

1. V-006-2016 — Public Way Vacation: Alley South of East Third Street from South St. Clair Street to Kenton Street

Applicant: Mr. William Graham
Protel, LLC
22 South St. Clair Street
Dayton, OH 45402

Priority Land Use Board: Downtown Neighborhood Planning District: Downtown
Decision: Denied; Criteria could not be met at this time

2. S-001-2017 – Record Plan – Simms City View

Applicant: Mr. Charles Simms
Charles V. Simms Development
2785 Orchard Run Road
Dayton, OH 45449

Priority Land Use Board: Downtown Neighborhood Planning District: Downtown
Decision: Approved with Conditions

3. RC-001-2017 — Plan Board Elections and Appointments for 2017

Applicant: Ms. Ann Schenking, Secretary
City Plan Board
City of Dayton
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: Not Applicable Neighborhood Planning District: Not Applicable
Decision: Completed

4. RC-013-2016 – Staff Presentation – Demolition through the Neighborhood Initiative Program

Applicant: Mr. Tony Kroeger
City of Dayton
Department of Planning and Community Development
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: Various Neighborhood Planning District: Various
Decision: None; Presentation

5. RC-002-2017 – Presentation – Informational Updates on the DaVinci and Phoenix Projects

Applicant: Ms. Karen DeMasi
CityWide Development Corporation
8 North Main Street
Dayton, OH 45402

Priority Land Use Board: Various

Neighborhood Planning District: Various

Decision: None; Presentation

A brief introduction to the draft Dayton Transportation Plan 2040 was given. The draft plan was included in the Plan Board meeting packet. A work session on the draft plan will be held at the February meeting.

The meeting was adjourned.

Minutes approved by the City Plan Board on February 14, 2017.

Ann Schenking, Secretary
City Plan Board



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Decision: Denied; Criteria could not be met at this time

Staff Comments

Tony Kroeger presented the staff report. He said staff recommended that the alley vacation request be denied but could be reconsidered in the event the alley south of Third Street between Jefferson Street and St. Clair Street is vacated in whole or part. The applicant was not at the meeting; Mr. Kroeger said the applicant was aware that the case was on the agenda.

Public Comments

None.

Board Discussion

The Plan Board discussed the case.

Board Action

A motion was made by Mr. Bohardt, seconded by Ms. Pendergast and carried to deny the vacation request in Case V-006-2016. In reviewing the proposed vacation, the City Plan Board was unable to determine the proposed vacation met the criteria cited in R.C.G.O. Section 150.445 (B) at this time.

The City's Zoning Code requires that the criteria in Section 150.445 (B) be met before the Plan Board can establish conditions for a vacation.

Ms. Beverly Pendergast	Yes	Mr. Jeff Payne	Yes
Mr. David Bohardt	Yes	Mr. Matt Sauer	Yes
Mr. Richard Wright	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

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Dayton, OH 45449

Priority Land Use Board: Downtown Neighborhood Planning District: Downtown

Decision: Approved with Conditions

Staff Comments

Abigail Free presented the staff report and recommended conditions. This is a subdivision of two city lots into 15 city lots for a 14 unit condominium project.

Public Comments

None.

Board Discussion

None.

Board Action

A motion was made by Mr. Bohardt, seconded by Mr. Payne and carried to approve Case S-001-2017 with the following conditions:

1. Revise the Record Plan and any Construction Drawings per the City of Dayton Subdivision Regulations and comments from the Division of Civil Engineering.
2. Show any new easements requested by DP&L, AT&T, Vectren, Water Engineering, etc.
3. Ensure that the dimensions close to within a 1:10,000 ratio.
4. DP&L has identified three (3) existing easements within or near the proposed record plan. Review provided documentation and add requested easements if applicable.

Ms. Beverly Pendergast	Yes	Mr. Jeff Payne	Yes
Mr. David Bohardt	Yes	Mr. Matt Sauer	Yes
Mr. Richard Wright	Yes	Mr. Greg Scott	Yes
Ms. Geraldine Pegues	Yes		

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Applicant: Ms. Ann Schenking, Secretary
City Plan Board
City of Dayton
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: Not Applicable Neighborhood Planning District: Not Applicable

Decision: Completed

Board Action

In unanimous actions, the Plan Board completed the election of officers and made appointments for 2017.
The results are:

Elections:

- Mr. Greg Scott was re-elected President.
- Mr. Matt Sauer was re-elected Vice President.

Appointment:

- Mr. Greg Scott was reappointed to the Downtown Dayton Partnership Board and Mr. Matt Sauer was reappointed as Mr. Scott's alternate.

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Department of Planning and Community Development
101 West Third Street
Dayton, OH 45402

Priority Land Use Board: Various

Neighborhood Planning District: Various

Decision: None; Presentation

Staff Comments

Tony Kroeger gave an informational presentation (attached) on the Neighborhood Initiative Program, a residential building demolition program funded by the State of Ohio.

Public Comments

None.

Board Discussion

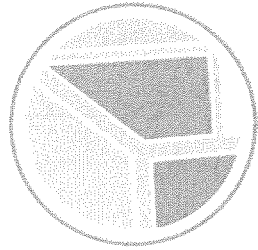
The Plan Board discussed the presentation.

Board Action

None; presentation.

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NEIGHBORHOOD INITIATIVE PROGRAM

AN OHIO HARDEST HIT FUND PROGRAM

Presentation to City Plan Board

January 10, 2017

About NIP

- Funded through TARP/Hardest Hit Funds
- Administered by OHFA through County Landbanks
- Landbank must acquire property before demolition
- Post-demo properties can be transferred to others, if not will go to city after program
- Allowable expenses include:
 - Acquisition
 - Demolition
 - Administration
 - Greening
 - Maintenance






Our Priorities, Objectives and Values

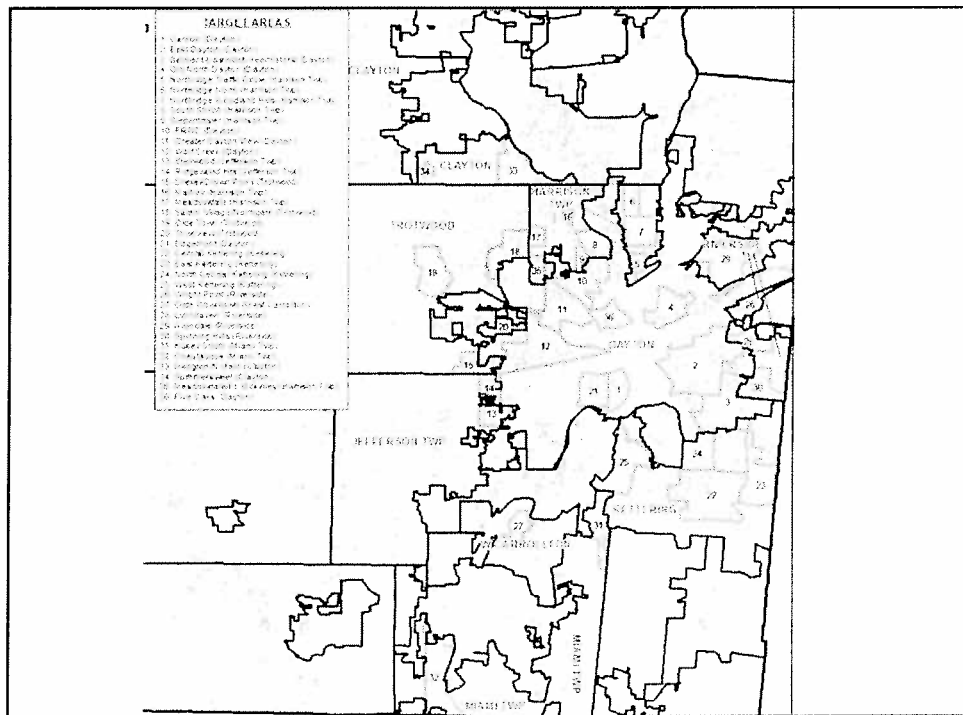
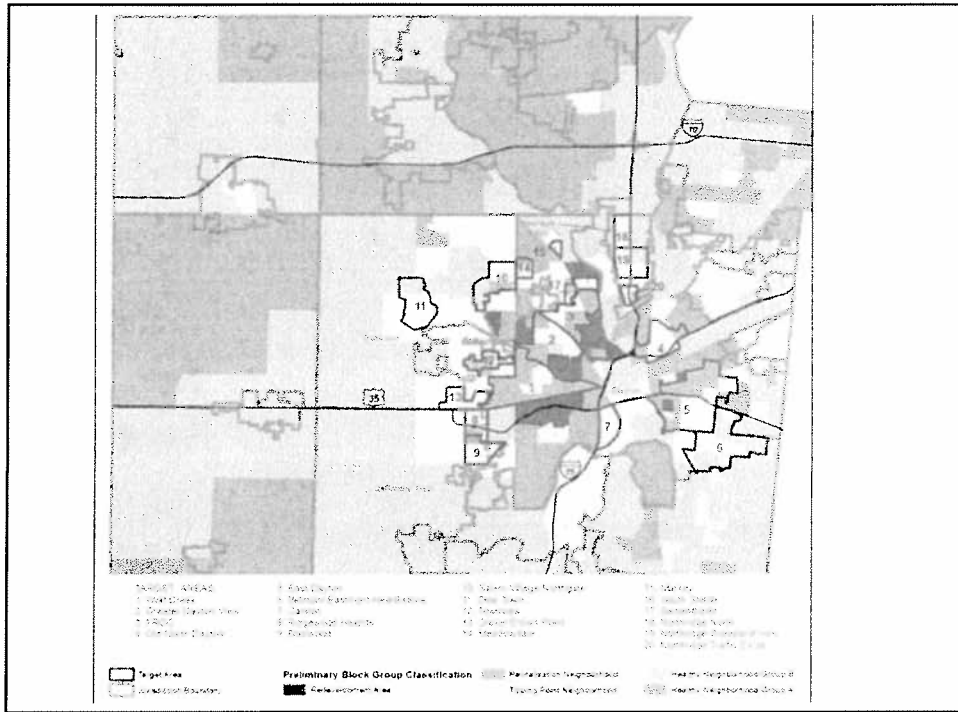
- Compliance with all regulations Using objective data to satisfy directives of OHFA
- Consider all suggestions and input
- Geographic balance
- Leverage program by focusing on:
 - Properties on corridors, near schools, highly visible, worst condition, otherwise stable areas, near institutions/employers/investment, and many other criteria
 - Clearing all possible blight from selected areas
- Maximize level of funding to both Landbank and City
 - Operating from a regional perspective
 - Hitting all deadlines

Neighborhood Classifications

Type of Neighborhood	Appropriate Strategy
Healthy Neighborhoods	Spot demolition
Tipping Point Neighborhoods	Targeted demolition
Revitalization Neighborhoods	Demolition for infill redevelopment
Redevelopment Areas	Large scale demolition for either redevelopment

Target Area Plan Development					
Indicator	Measure	Source	0	1	2
Tenure	% of all occupied units that are not rental	2010 Decennial Census	<50% owner occupied	50% to 80% owner occupied	>80% owner occupied
Vacancy	% of all units that are vacant	2010 Decennial Census	>33% vacant	7% to 33% vacant	<7% vacant
Tax Delinquency	% of all key parcels that are certified delinquent since 2011 or before	Montgomery County Treasurer	>25% of all key parcels are delinquent	2% to 25% of all key parcels are delinquent	<2% of all key parcels are delinquent
Foreclosures	% of all key parcels that are listed in the Civil Mortgage Foreclosure History since 2011	Montgomery County Clerk of Courts	>8% of all key parcels included in history	1% to 8% of all key parcels included in history	<1% of all key parcels included in history
Change in Assessed Value	% change in assessed land value of identical key parcels from 2005 to 2011	Montgomery County Auditor	Value decreased, >10%	Value decreased, <10%	Value stable or increased
Median Home Value	Median Value of Owner Occupied Housing Units	2011 American Community Survey (5-year estimate)	<\$80,000	\$80,000 to \$150,000	>\$150,000

Index Score Classification	
	Redevelopment Area (1 - 2)
	Revitalization Neighborhood (3 - 4)
	Tipping Point Neighborhood (5 - 6)
	Healthy Neighborhood Group B (7 - 9)
	Healthy Neighborhood Group A (10 - 12)



Round	Funds (\$)
NIP 1	4,030,873.47
Reallocation 1.1	42,324.94
Reallocation 1.2	236,058.30
Reallocation 1.3	398,701.63
NIP 2	5,129,645.19
Reallocation 2.1	2,388,139.39
TOTAL	12,222,742.93

Status	Number
Down or In Process	660
Remaining (to be submitted)	80
TOTAL	740



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Applicant: Ms. Karen DeMasi
CityWide Development Corporation
8 North Main Street
Dayton, OH 45402

Priority Land Use Board: Various

Neighborhood Planning District: Various

Decision: None; Presentation

Public Comments

Karen DeMasi, Nicole Steele, and Katie Lunne of CityWide Development Corporation, 8 North Main Street, Dayton, OH, gave an informational update (attached) on the DaVinci and Phoenix Projects.

Board Discussion

The Plan Board discussed the presentation.

Board Action

None; presentation.

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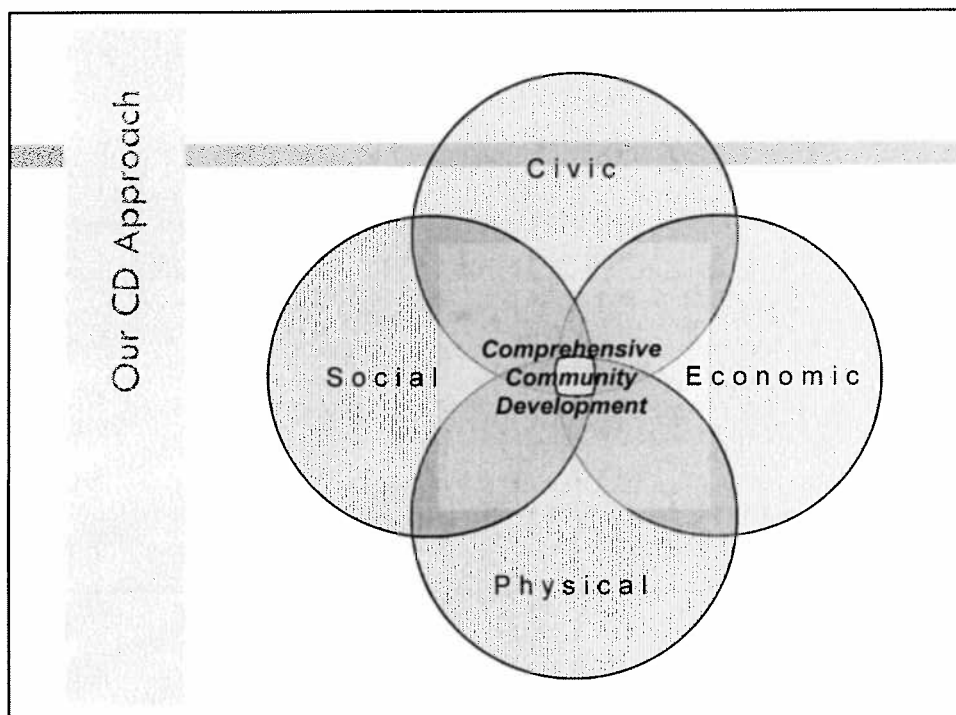
Ann Schenking, Secretary
City Plan Board

CITYWIDE COMMUNITY DEVELOPMENT UPDATE

Plan Board Presentation – January 2017

Community Development Philosophy

- **We view neighborhoods through a systems approach**
 - Social and Civic health of the community vital to successful physical and economic development initiatives.
 - All parts are connected
- **We focus on Assets**
 - Committed Stakeholders
 - Investments that have been made or are planned.
 - Engaged Residents
- **Approach: Pragmatic Optimists**
 - Think Big – but take thoughtful deliberate steps...



Key Features of CityWide's Approach

Real Time Information. Through community organizing we seek to better understand the neighborhood and build relationships.

Strategic Partnerships. Create partnerships by engaging people and groups inside the neighborhood and those outside that can play a significant role in transformative change.

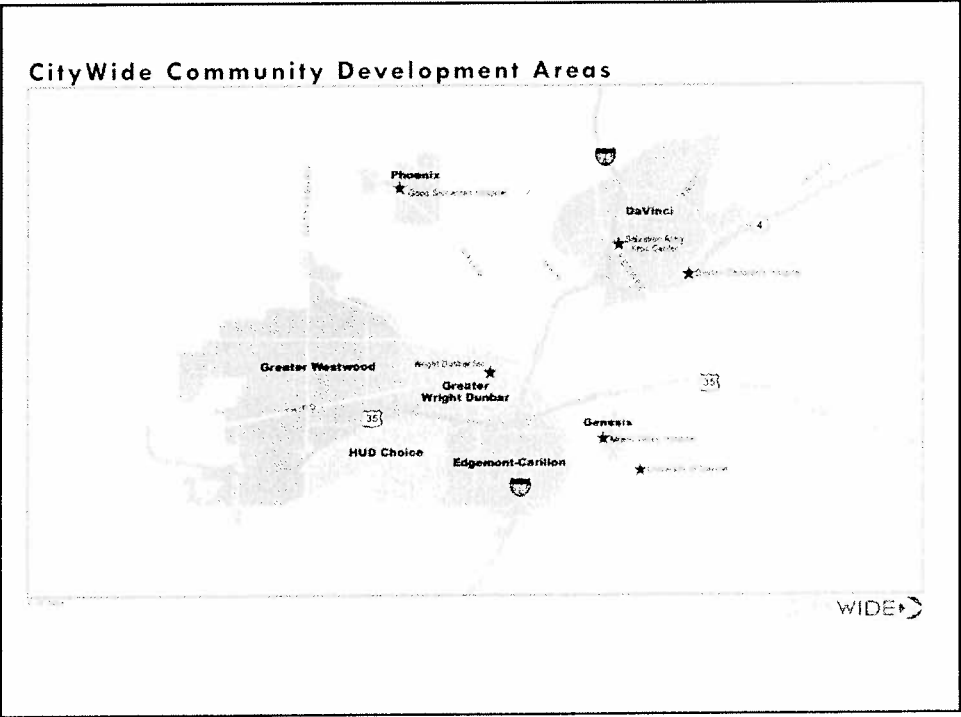
Leveraged Investments. Analyze past, current and planned investments for area. These investments often attract additional resources to the community.

Sustainability. Nurture and build understanding and capacity of local groups and stakeholders who are most vested in the neighborhood's success.

CITYWIDE COMMUNITY DEVELOPMENT

PROJECT UPDATES

January 2017



Phoenix



Phoenix

□ Major Accomplishments

- With Miller Valentine, built 33 single family units & provide social support to residents
- Initiated Neighborhood School Center at Fairview, performed land acquisition, brokered deal between COD & DPS for Fairview Commons Campus
- Work with Recreation & Youth Services to build spray park & playground, extend hours of pool, mitigate behavior issues
- Land assembly & community engagement for Dayton Metro Library's Northwest mega-branch
- Extensive acquisition & demolition of blighted structures, maintenance of 15+ acres of vacant land
- Contract directly with DPD for two full time community-based police officers who work with community organizer to deal with issues in the neighborhood

Phoenix

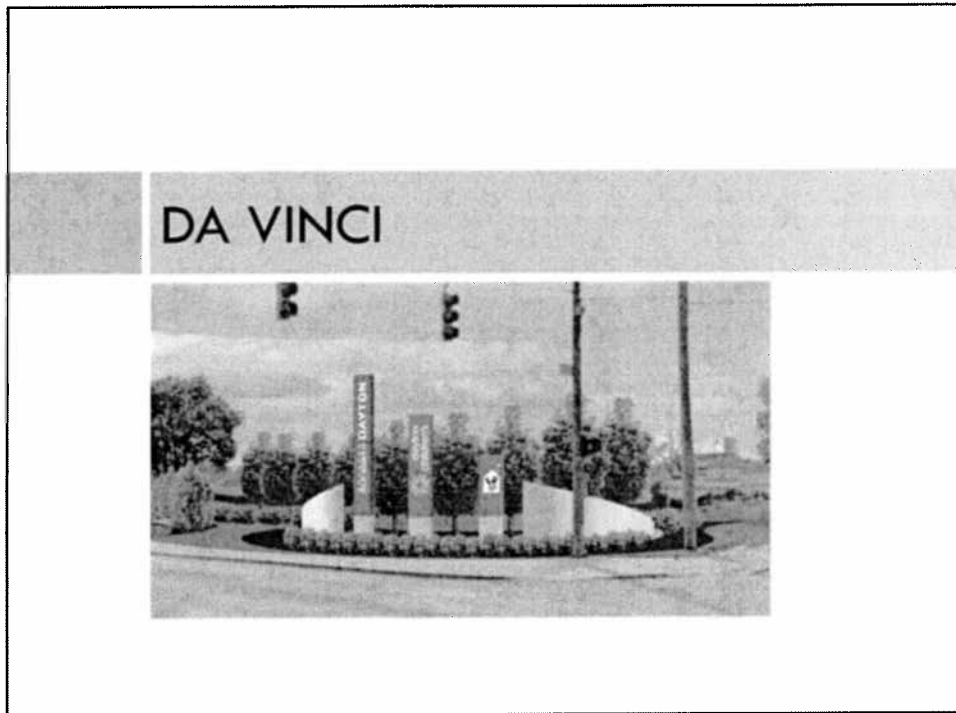
□ On the Horizon

- ▣ Salem / Catalpa Gateway – landscape 4 corners of former blight into gateway between Northwest Dayton & downtown, includes public art, little free library, benches, paths, rolling landscape & attractive, well maintained greenery
- ▣ Former Miracle Lane Shopping Center – working with the Model Group and Episcopal Retirement Services to build a 54 unit senior housing facility that will better allow residents to age in place with additional services provided by partners

Phoenix

Investment to date

City of Dayton	\$11,617,000
Good Samaritan Hospital	\$9,717,000
Good Sam (campus improvement)	\$61,100,000
Private	\$6,942,000
Dayton Public Schools	\$16,500,000
Dayton Metro Library	\$11,500,000
Other	\$5,650,000
Total Investments	\$123,026,000



DAVINCI

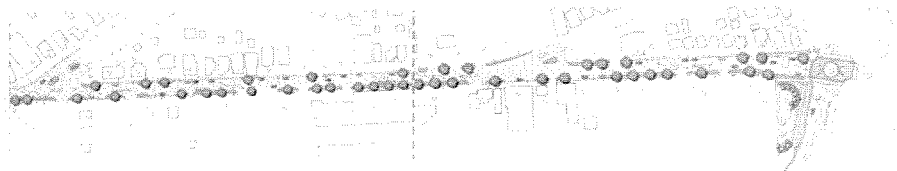
- Effort started in 2011-2012
- Partner Collaboration
 - CityWide, City of Dayton, Dayton Children's, Salvation Army, UD Fitz Center, GONDBA, St. Mary's Development Corp., Vectren
- Geography incorporates Old North Dayton and McCook Field neighborhoods
- Strong business base with over 10,000 jobs

DAVINCI – Transportation Strategy

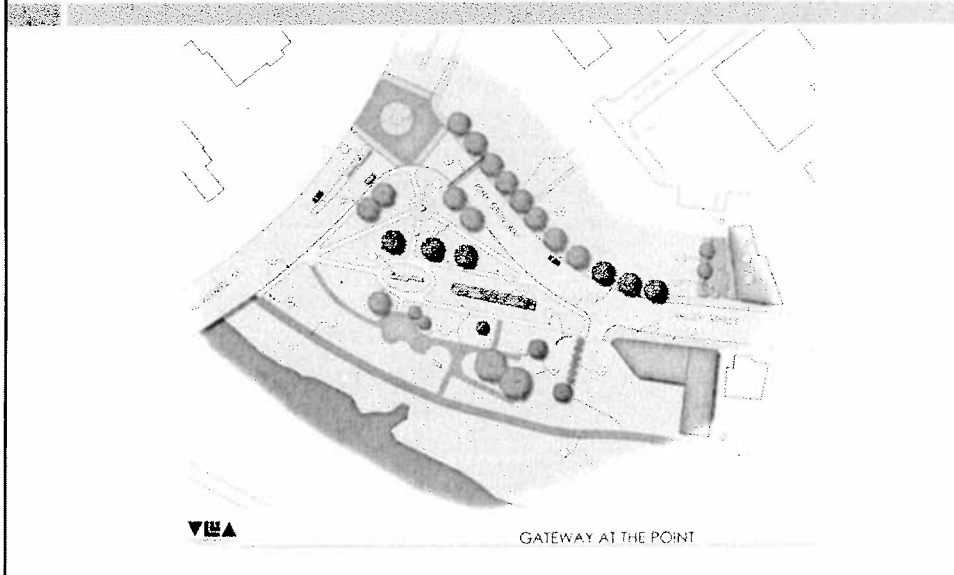
- Adopted in June 2014
- Projects completed or underway
 - ▣ Keowee St. Rebuild
 - ▣ Keowee & Webster Bike lanes
 - ▣ Stanley & Webster Intersection
 - ▣ Webster St. Bridge
 - ▣ Helena St. Bridge
 - ▣ Stanley and Valley Gateway Project
- Pipeline Projects
 - ▣ Valley & Rita St. bike lanes
 - ▣ Troy Street – TA Grant
 - ▣ North Valley Rebuild
 - ▣ The Point Realignment
 - ▣ Keowee Street Bridge
- 2017 Transportation Strategy Update

Transportation Strategy: North Valley St.

- **North Valley St. Rebuild**
 - ▣ Total Cost: \$1,950,000 / City of Dayton Contribution: \$865,000
 - ▣ Complete Road rebuild from Rita St. to Stanley Ave.
 - ▣ Narrow road, add tree lawns, decorative lighting, banners
 - ▣ Applied in August 2016
 - ▣ Received max. ED points at scoring meeting
 - ▣ Funding scored/awarded: October 2016
 - ▣ Construction: 2018



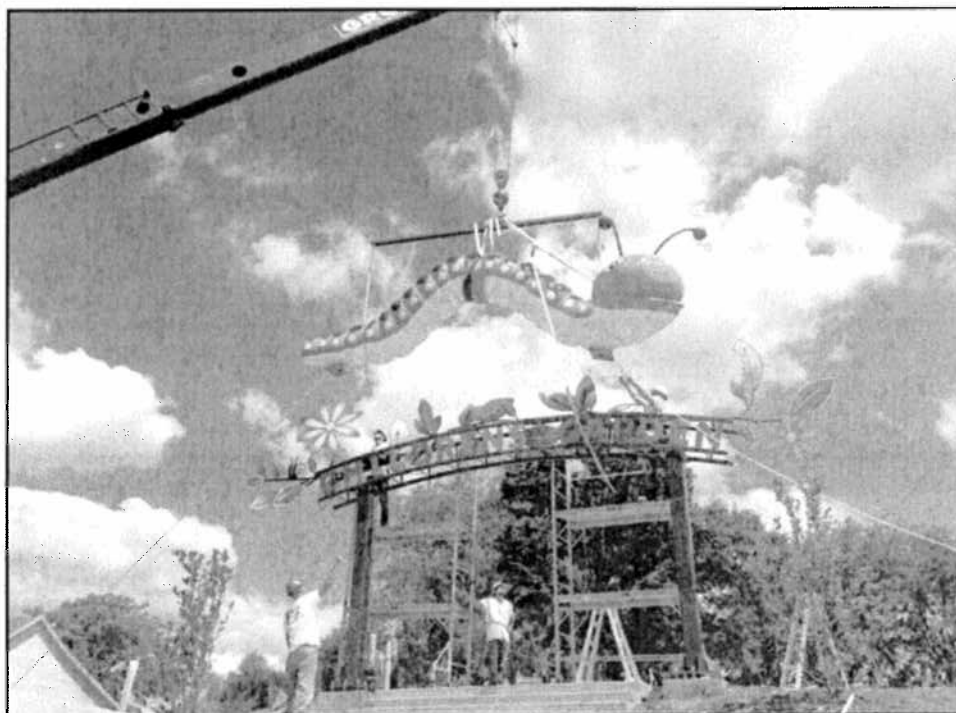
Transportation Strategy: The Point Realignment 2020



DAVINCI

Children's Garden

- Goal: provide an interactive outdoor play space for patients' families and neighborhood residents
- CityWide led fundraising efforts and managed construction
- Completed in June
- Benefits:
 - Improved image of Valley Street corridor
 - Adds neighborhood amenity
 - Provides respite for hospital patients and families

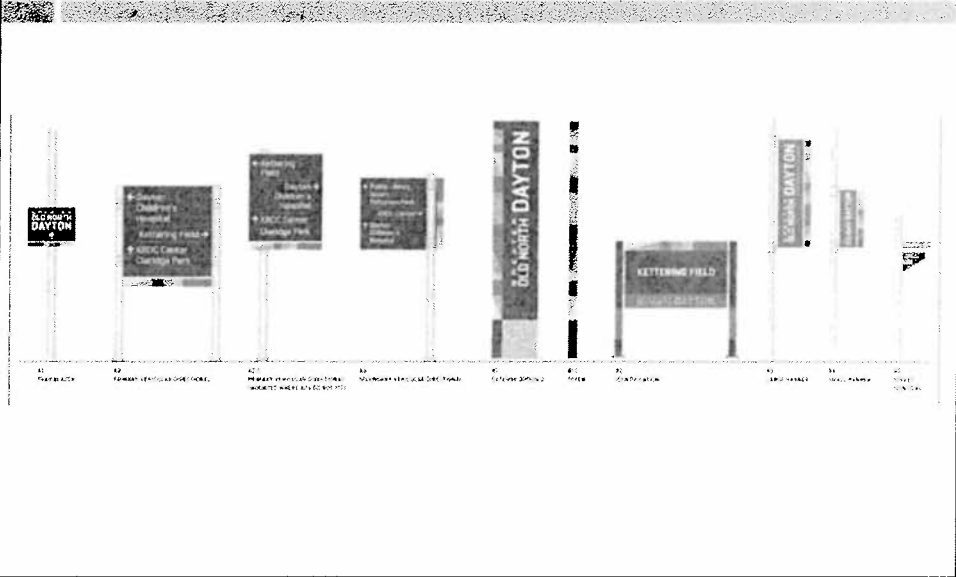


Wayfinding

- Businesses and stakeholders identified navigation as a major neighborhood issue
- Goal: improve navigation and neighborhood identity through community wayfinding signage
- Engaged community and stakeholders in design process
- Fabrication & installation in 2017



Wayfinding Sign Family



Investment Tracking: 2009-2020

	Amount	Year
Salvation Army Kroc Center	37,000,000	2009
Demolition	3,000,000	2009-2016
I-75 Rebuild	101,900,000	2007-2011
Infrastructure	10,347,200	2009-2016
Business/Institution	112,729,694	2009-2016
Residential Improvements	15,000,000	2005-2016
Dayton Children's – Patient Tower	140,000,000	2017
Planned Infrastructure	40,552,800	2017-2020
TOTAL	\$460,529,694	